

31638 HIPSHOT DRIVE, CASTAIC, CA, 91384
3 BD | 2 BA | 1,385 SQ. FT | 6,702 SQ. FT LOT

OFFERED AT
\$725,000



ABOUT THIS PROPERTY

This lovely single-story Castaic home is nestled into a quiet established neighborhood with gorgeous views front and back and just minutes from the freeway, shopping, schools and recreational fun at Castaic Lake and Magic Mountain! Then front hillside view and neatly maintained landscaping including a nice shade tree provides plenty of curb appeal. Enter into a spacious living room with newer luxury vinyl plank flooring that also flows throughout the kitchen and family room. The kitchen features solid surface counters and stainless-steel appliances and opens to a secondary living space with a cozy brick fireplace.

3
BED



2
BATH

1,385
SQ. FT.

6,702
SQ. FT. LOT



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VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.



CLEANERS
0.1 MI



ATM
0.2 MI



PHARMACY
0.2 MI



GAS
0.3 MI



COFFEE
0.3 MI



GYM
0.5 MI



GROCERIES
2.6 MI



MEDICAL
2.6 MI



MOVIE THEATER
6.4 MI



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There is also **1** private school and **1** charter school within **5** miles.



K-6
NORTHLAKE HILLS
ELEMENTARY SCHOOL
ASSIGNED



7-8
CASTAIC MIDDLE
SCHOOL
ASSIGNED



9-12
ACADEMY OF THE
CANYONS
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



PARK
PAMPLICO PARK
(6.5 MILES)



GOLF COURSE
VISTA VALENCIA GOFL
COURSE
(8.2 MILES)



DOG PARK
CANINE COUNTRY OFF LEASH
DOG PARK
(9.3 MILES)



NEIGHBORHOOD EATS

This home is located near **27** moderately priced restaurants and has an **average** variety of cuisines.

BY CATEGORY

FAST FOOD	9	DELIS	2
MEXICAN	5	INTERNATIONAL	1
PIZZA	3	BARBECUE	1
AMERICAN	3	MIDDLE EASTERN	1
ASIAN	2	OTHER	4

